

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



July 2022

New-home production is slowing, as soaring costs and declining housing affordability have caused builder confidence to plummet to its lowest level since April 2020. As material costs, interest rates, and home prices continue to surge—the median sales price of a new single-family home was north of \$400,000 as of last measure—builders are becoming increasingly cautious about the future of new home sales, with the Commerce Department reporting that sales of new single-family homes, housing starts, and permits recently dropped to a 2-year low. For the 12-month period spanning August 2021 through July 2022, Closed Sales in the Greenwood region were up 3.1 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 19.1 percent.

The overall Median Sales Price was up 12.6 percent to \$215,000. The property type with the largest price gain was the Condos segment, where prices increased 23.8 percent to \$134,900. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 69 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 90 days.

Market-wide, inventory levels were up 14.6 percent. The property type that gained the most inventory was the Single Family segment, where it increased 15.5 percent. That amounts to 2.2 months supply for Single-Family homes and 0.8 months supply for Condos.

Quick Facts

+ 19.1%

+ 20.2%

+ 3.5%

Price Range With the
Strongest Sales:

\$200,001 to \$300,000

Bedroom Count With
Strongest Sales:

2 Bedrooms or Less

Property Type With
Strongest Sales:

Single-Family

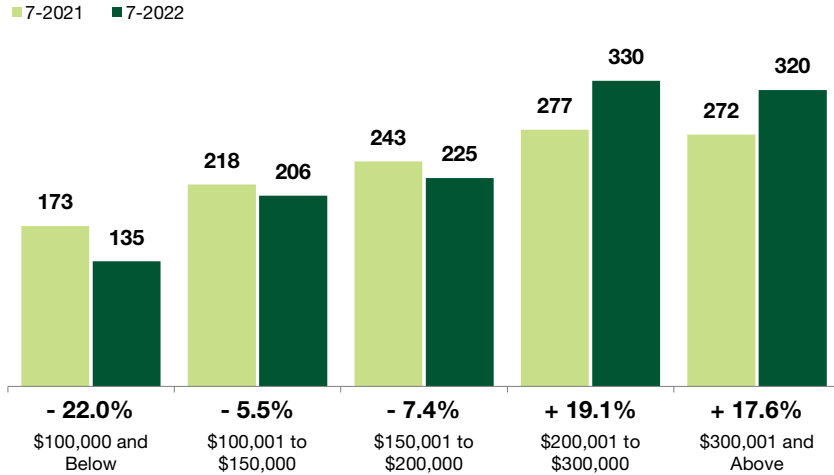
Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Closed Sales

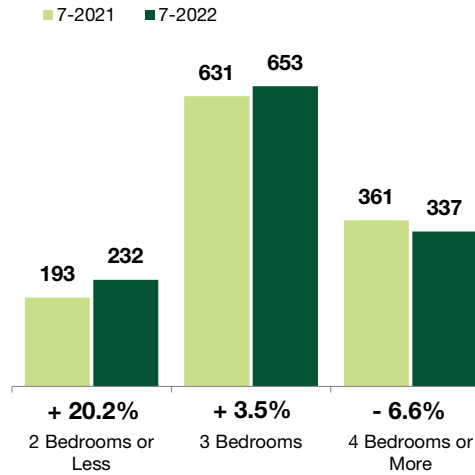
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



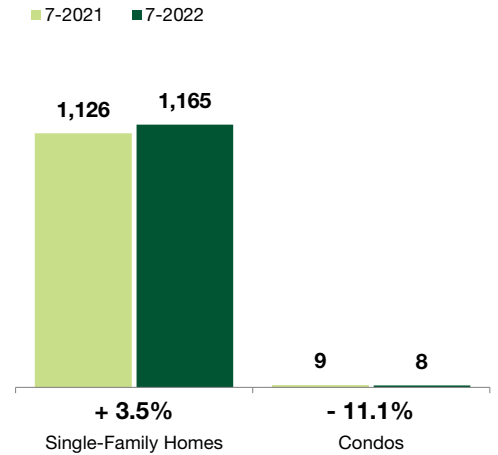
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2021	7-2022	Change
\$100,000 and Below	173	135	- 22.0%
\$100,001 to \$150,000	218	206	- 5.5%
\$150,001 to \$200,000	243	225	- 7.4%
\$200,001 to \$300,000	277	330	+ 19.1%
\$300,001 and Above	272	320	+ 17.6%
All Price Ranges	1,185	1,222	+ 3.1%

Single-Family Homes

7-2021	7-2022	Change
148	120	- 18.9%
200	178	- 11.0%
236	219	- 7.2%
270	322	+ 19.3%
270	320	+ 18.5%
1,126	1,165	+ 3.5%

Condos

7-2021	7-2022	Change
4	2	- 50.0%
2	4	+ 100.0%
1	0	- 100.0%
1	2	+ 100.0%
1	0	- 100.0%
9	8	- 11.1%

By Bedroom Count

7-2021	7-2022	Change
193	232	+ 20.2%
631	653	+ 3.5%
361	337	- 6.6%
1,185	1,222	+ 3.1%

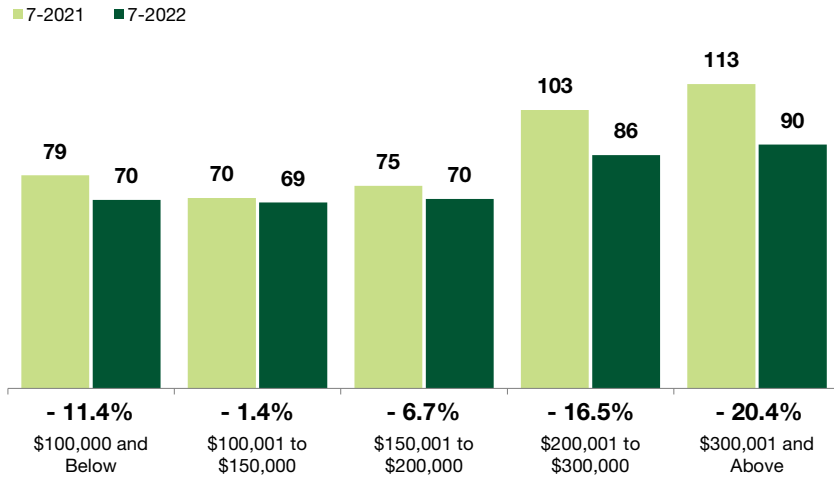
7-2021	7-2022	Change
155	194	+ 25.2%
612	634	+ 3.6%
359	337	- 6.1%
1,126	1,165	+ 3.5%

Days on Market Until Sale

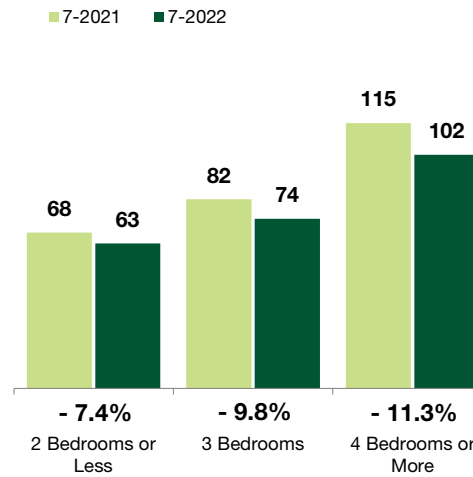
Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**



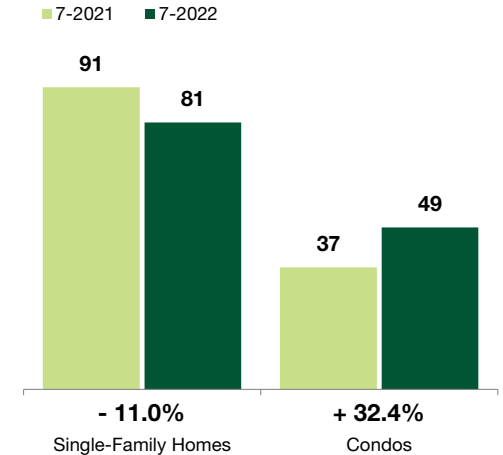
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2021	7-2022	Change
\$100,000 and Below	79	70	- 11.4%
\$100,001 to \$150,000	70	69	- 1.4%
\$150,001 to \$200,000	75	70	- 6.7%
\$200,001 to \$300,000	103	86	- 16.5%
\$300,001 and Above	113	90	- 20.4%
All Price Ranges	90	79	- 12.2%

Single-Family Homes

7-2021	7-2022	Change	7-2021	7-2022	Change
82	72	- 12.2%	45	66	+ 46.7%
72	72	0.0%	13	34	+ 161.5%
74	70	- 5.4%	38	0	- 100.0%
104	87	- 16.3%	32	63	+ 96.9%
113	90	- 20.4%	55	0	- 100.0%
91	81	- 11.0%	37	49	+ 32.4%

Condos

By Bedroom Count	7-2021	7-2022	Change
2 Bedrooms or Less	68	63	- 7.4%
3 Bedrooms	82	74	- 9.8%
4 Bedrooms or More	115	102	- 11.3%
All Bedroom Counts	90	79	- 12.2%

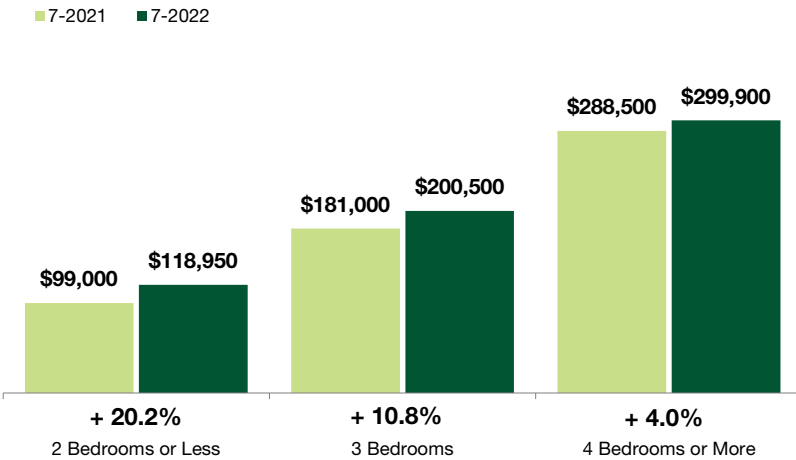
7-2021	7-2022	Change	7-2021	7-2022	Change
71	65	- 8.5%	34	44	+ 29.4%
82	74	- 9.8%	42	63	+ 50.0%
116	102	- 12.1%	0	0	--
91	81	- 11.0%	37	49	+ 32.4%

Median Sales Price

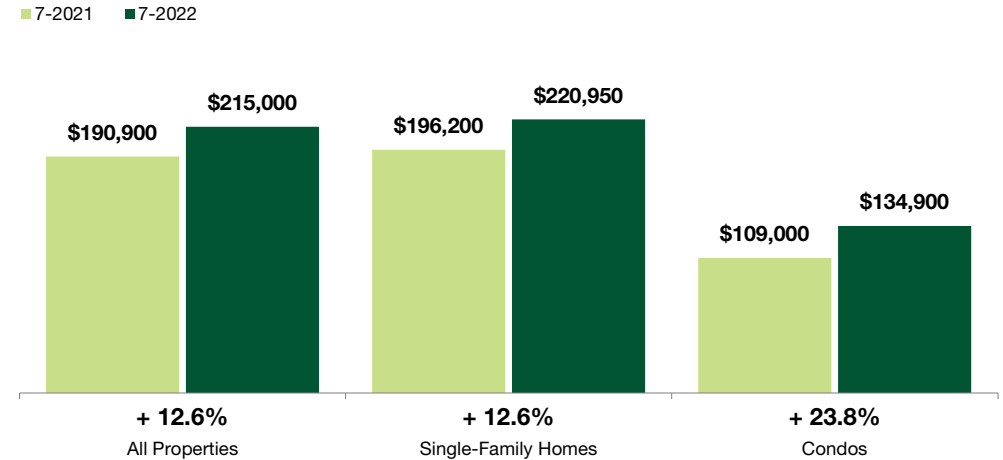
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	7-2021	7-2022	Change
2 Bedrooms or Less	\$99,000	\$118,950	+ 20.2%
3 Bedrooms	\$181,000	\$200,500	+ 10.8%
4 Bedrooms or More	\$288,500	\$299,900	+ 4.0%
All Bedroom Counts	\$190,900	\$215,000	+ 12.6%

Single-Family Homes

7-2021	7-2022	Change
\$100,000	\$118,950	+ 19.0%
\$180,000	\$205,000	+ 13.9%
\$288,500	\$299,900	+ 4.0%
\$196,200	\$220,950	+ 12.6%

Condos

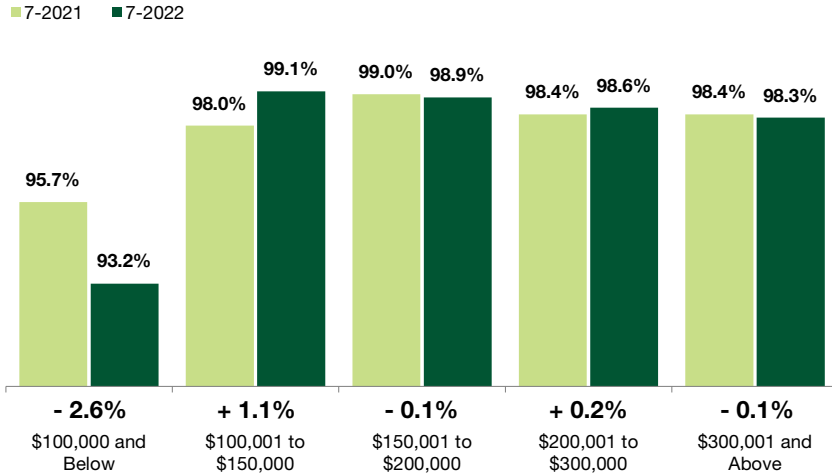
7-2021	7-2022	Change
\$97,250	\$119,000	+ 22.4%
\$190,000	\$150,000	- 21.1%
\$260,500	\$0	- 100.0%
\$109,000	\$134,900	+ 23.8%

Percent of List Price Received

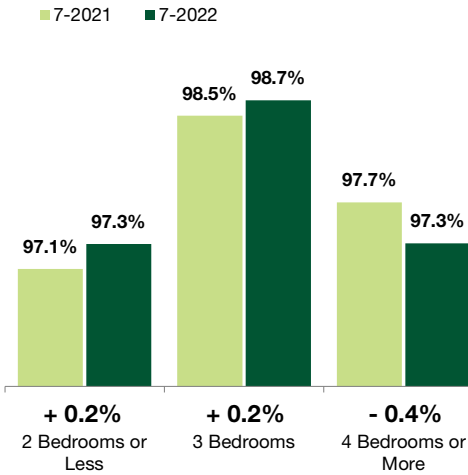
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



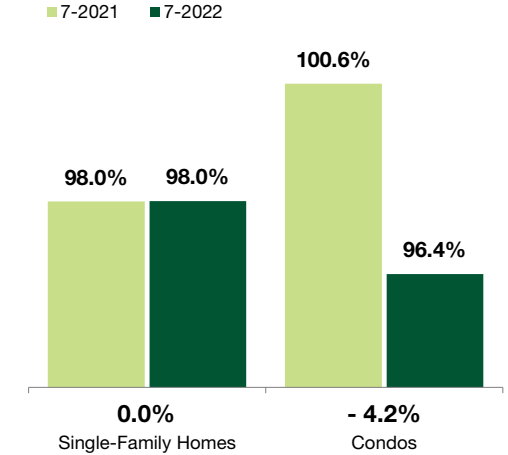
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2021	7-2022	Change
\$100,000 and Below	95.7%	93.2%	- 2.6%
\$100,001 to \$150,000	98.0%	99.1%	+ 1.1%
\$150,001 to \$200,000	99.0%	98.9%	- 0.1%
\$200,001 to \$300,000	98.4%	98.6%	+ 0.2%
\$300,001 and Above	98.4%	98.3%	- 0.1%
All Price Ranges	98.0%	98.0%	0.0%

Single-Family Homes

7-2021	7-2022	Change
95.2%	92.8%	- 2.5%
97.8%	99.1%	+ 1.3%
99.1%	98.9%	- 0.2%
98.4%	98.6%	+ 0.2%
98.4%	98.3%	- 0.1%
98.0%	98.0%	0.0%

Condos

7-2021	7-2022	Change
103.8%	87.8%	- 15.4%
98.6%	99.7%	+ 1.1%
100.1%	0.0%	- 100.0%
100.0%	98.5%	- 1.5%
92.5%	0.0%	- 100.0%
100.6%	96.4%	- 4.2%

By Bedroom Count

7-2021	7-2022	Change
97.1%	97.3%	+ 0.2%
98.5%	98.7%	+ 0.2%
97.7%	97.3%	- 0.4%
98.0%	98.0%	0.0%

7-2021	7-2022	Change
96.7%	97.1%	+ 0.4%
98.5%	98.7%	+ 0.2%
97.7%	97.3%	- 0.4%
98.0%	98.0%	0.0%

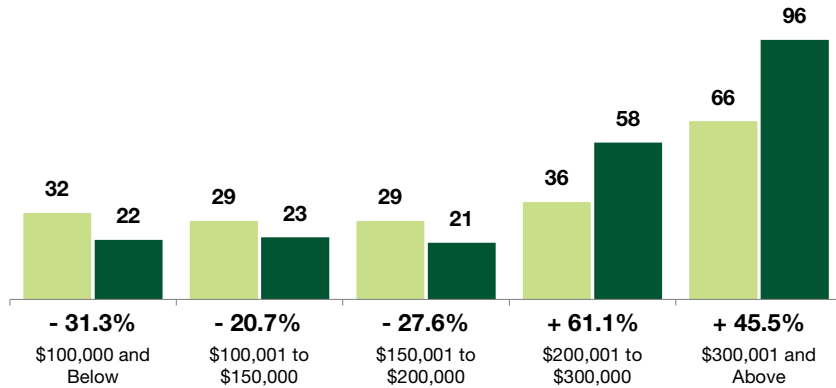
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



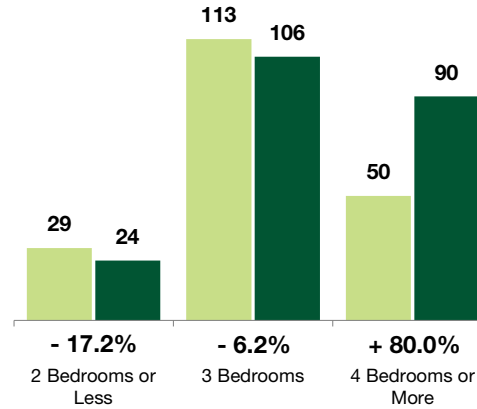
By Price Range

7-2021 7-2022



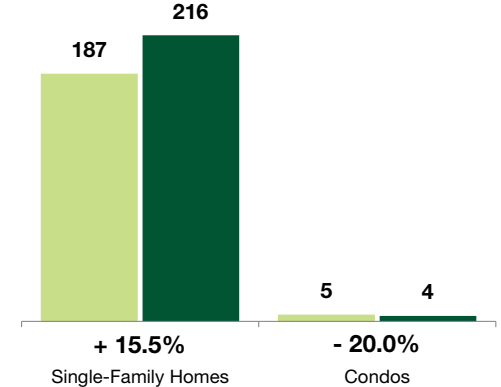
By Bedroom Count

7-2021 7-2022



By Property Type

7-2021 7-2022



All Properties

By Price Range

	7-2021	7-2022	Change
\$100,000 and Below	32	22	- 31.3%
\$100,001 to \$150,000	29	23	- 20.7%
\$150,001 to \$200,000	29	21	- 27.6%
\$200,001 to \$300,000	36	58	+ 61.1%
\$300,001 and Above	66	96	+ 45.5%
All Price Ranges	192	220	+ 14.6%

Single-Family Homes

7-2021	7-2022	Change
31	22	- 29.0%
28	20	- 28.6%
28	21	- 25.0%
34	57	+ 67.6%
66	96	+ 45.5%
187	216	+ 15.5%

Condos

	7-2021	7-2022	Change
	1	0	- 100.0%
	1	3	+ 200.0%
	1	0	- 100.0%
	2	1	- 50.0%
	0	0	--
	5	4	- 20.0%

By Bedroom Count

	7-2021	7-2022	Change
2 Bedrooms or Less	29	24	- 17.2%
3 Bedrooms	113	106	- 6.2%
4 Bedrooms or More	50	90	+ 80.0%
All Bedroom Counts	192	220	+ 14.6%

7-2021	7-2022	Change
28	21	- 25.0%
109	105	- 3.7%
50	90	+ 80.0%
187	216	+ 15.5%

	7-2021	7-2022	Change
	1	3	+ 200.0%
	4	1	- 75.0%
	0	0	--
	5	4	- 20.0%

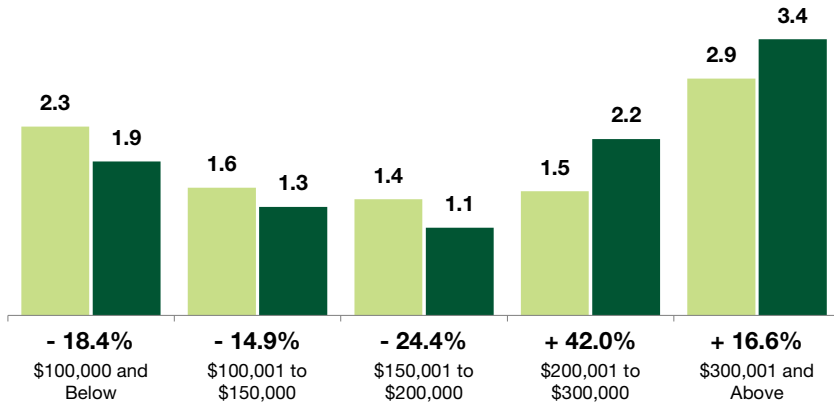
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



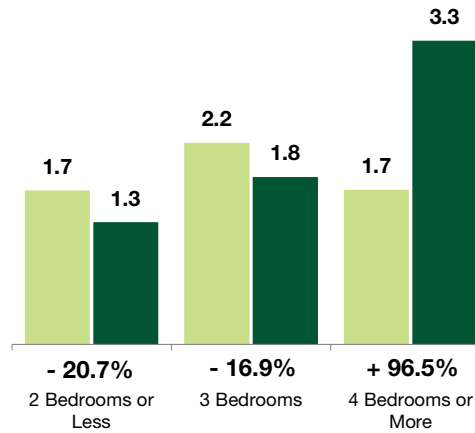
By Price Range

7-2021 7-2022



By Bedroom Count

7-2021 7-2022



By Property Type

7-2021 7-2022



All Properties

By Price Range

	7-2021	7-2022	Change
\$100,000 and Below	2.3	1.9	- 18.4%
\$100,001 to \$150,000	1.6	1.3	- 14.9%
\$150,001 to \$200,000	1.4	1.1	- 24.4%
\$200,001 to \$300,000	1.5	2.2	+ 42.0%
\$300,001 and Above	2.9	3.4	+ 16.6%
All Price Ranges	1.9	2.1	+ 10.5%

Single-Family Homes

7-2021	7-2022	Change	7-2021	7-2022	Change
2.7	2.1	- 20.5%	0.4	--	--
1.7	1.3	- 20.6%	0.5	1.3	+ 160.0%
1.4	1.1	- 21.7%	1.0	--	--
1.5	2.2	+ 48.7%	1.7	0.7	- 58.8%
2.9	3.4	+ 15.8%	--	0.0	--
2.0	2.2	+ 10.0%	1.0	0.8	- 20.0%

Condos

By Bedroom Count

	7-2021	7-2022	Change
2 Bedrooms or Less	1.7	1.3	- 20.7%
3 Bedrooms	2.2	1.8	- 16.9%
4 Bedrooms or More	1.7	3.3	+ 96.5%
All Bedroom Counts	1.9	2.1	+ 10.5%

7-2021	7-2022	Change	7-2021	7-2022	Change
2.0	1.4	- 29.2%	0.3	0.9	+ 200.0%
2.2	1.9	- 15.4%	1.8	0.6	- 66.7%
1.7	3.3	+ 96.0%	--	--	--
2.0	2.2	+ 10.0%	1.0	0.8	- 20.0%